

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

223 North Main Street | Williston, FL 32696



FOR SALE

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

EXECUTIVE SUMMARY

223 North Main Street | Williston, FL 32696



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	4,502 SF
Heated Area:	3,996 SF
Lot Size:	0.595 Acres
Price / SF:	\$212.71
Zoning:	C-2

PROPERTY OVERVIEW

Well-equipped medical office opportunity in Williston, Florida. The property is currently configured as a pediatric medical office and features approximately 3,996 SF of heated area and 4,502 SF total building area.

The existing layout provides an extensive medical buildout with multiple exam and provider rooms, a laboratory, nurse station, reception and waiting areas, staff and administrative space, and additional support areas. The floor plan shows a functional clinical layout with numerous exam rooms and provider offices already in place, allowing another medical or healthcare user to significantly reduce the time and cost associated with a new buildout.

The property is further supported by fiber-optic connectivity, separate ventilation within the rooms, newer air handlers, three HVAC systems, two mini-split units, and a standby generator. Existing monument signage along N Main Street provides strong visibility for patients and clients.

PROPERTY HIGHLIGHTS

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

EXTERIOR PHOTOS

223 North Main Street | Williston, FL 32696



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

INTERIOR PHOTOS

223 North Main Street | Williston, FL 32696



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

INTERIOR PHOTOS

223 North Main Street | Williston, FL 32696



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com

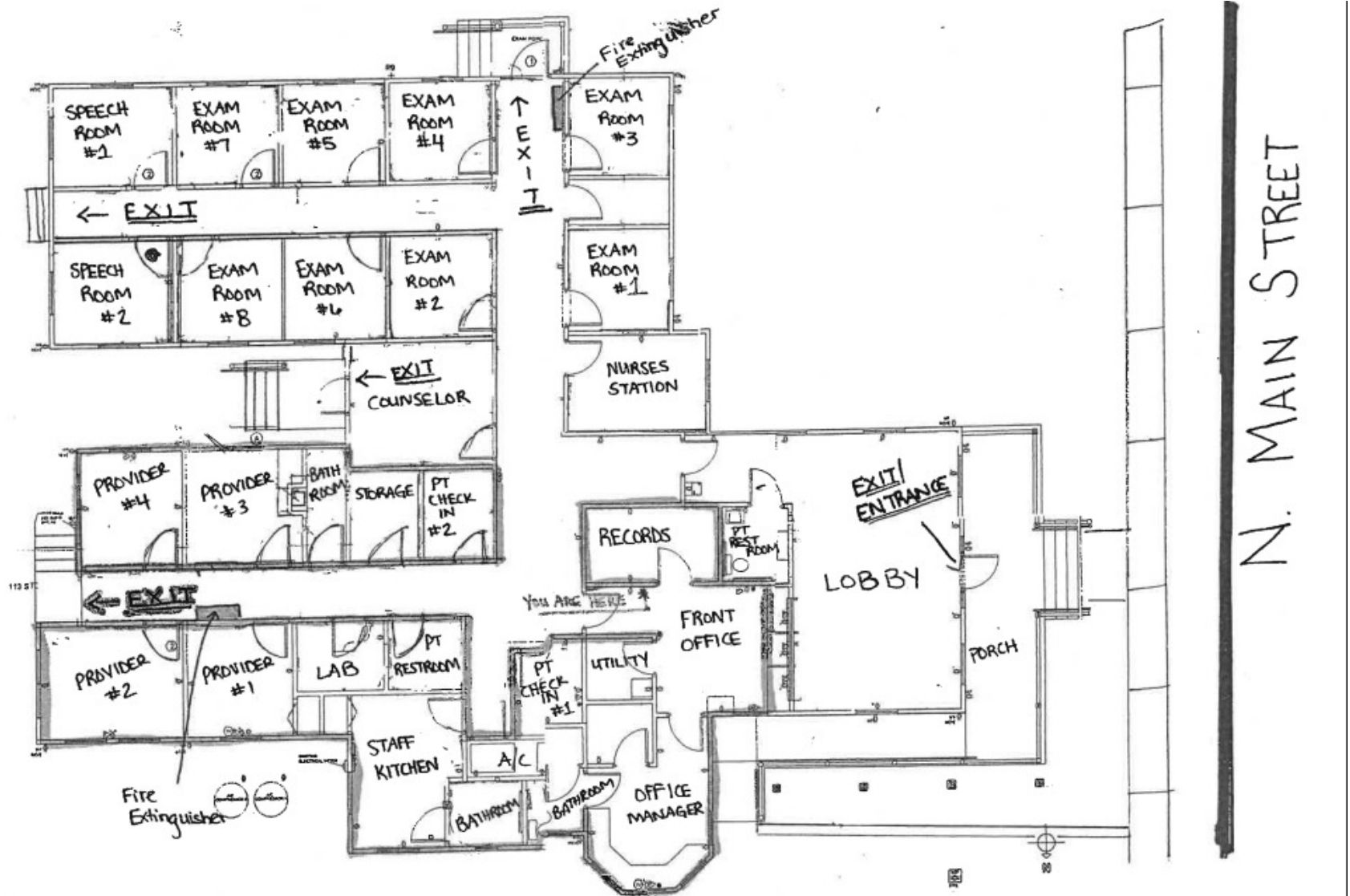


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

FLOOR PLAN

223 North Main Street | Williston, FL 32696



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com

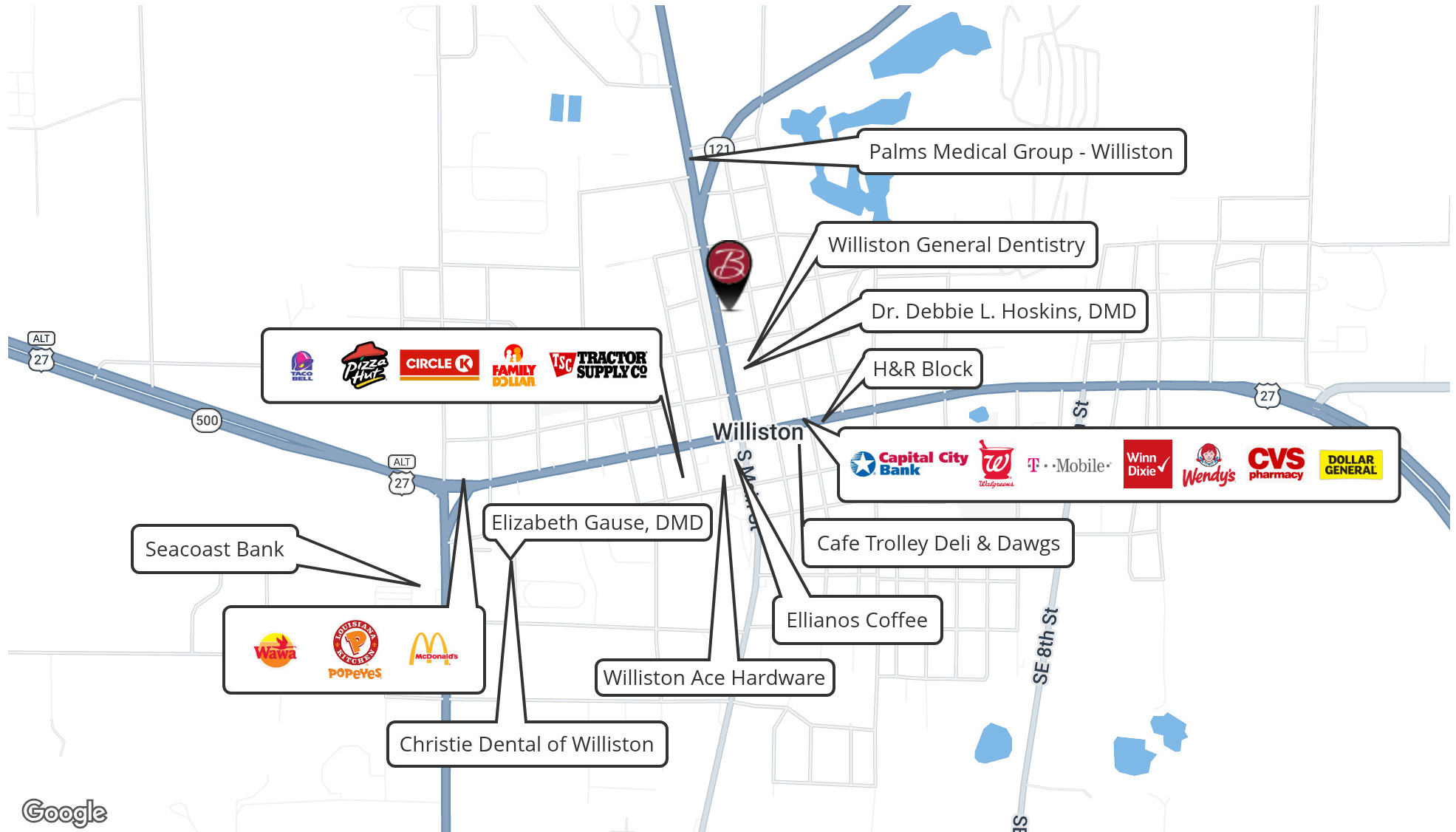


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

RETAILER MAP

223 North Main Street | Williston, FL 32696



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

DEMOGRAPHICS MAP & REPORT

223 North Main Street | Williston, FL 32696

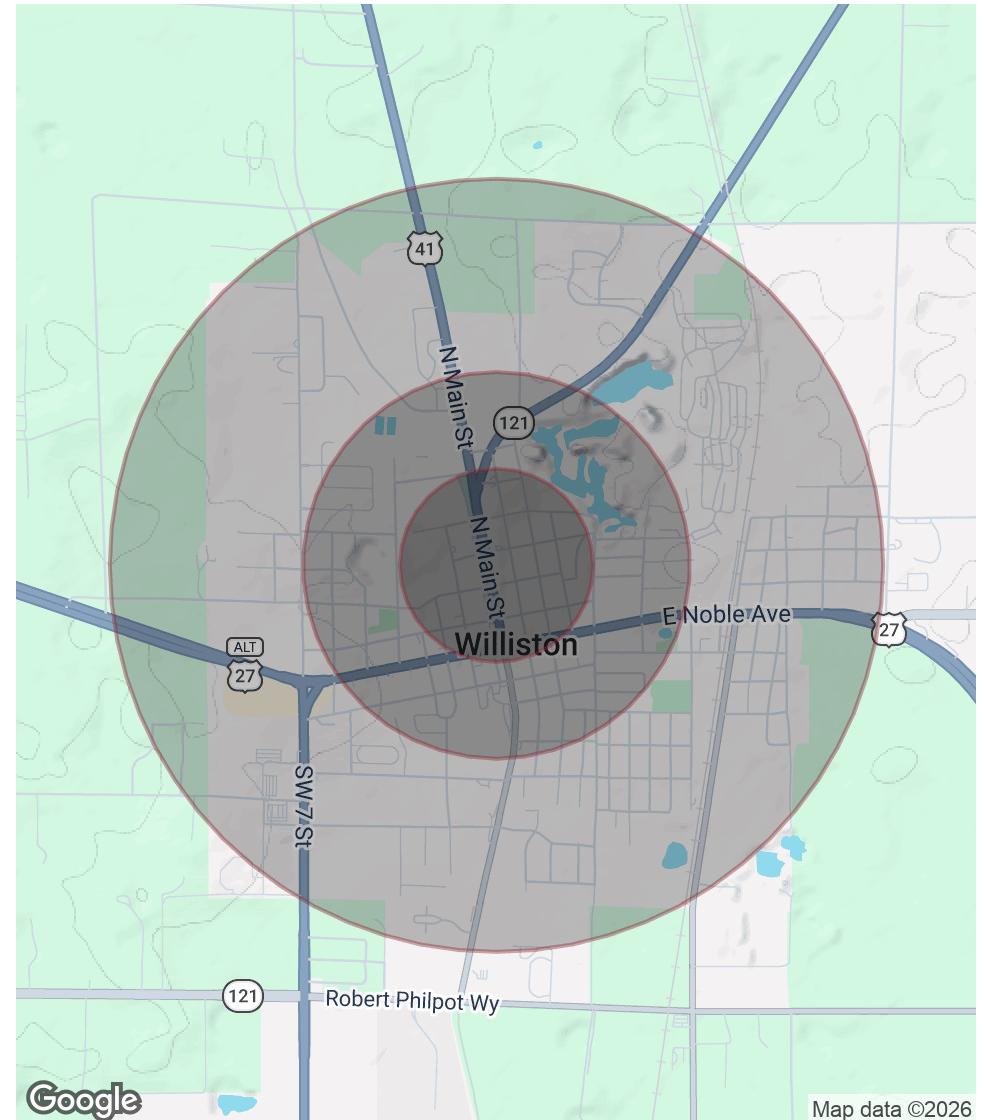
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	64	330	1,350
Average Age	44.1	41.1	41.0
Average Age (Male)	35.0	37.1	38.5
Average Age (Female)	52.8	46.2	44.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	110	440
# of Persons per HH	2.8	3.0	3.1
Average HH Income	\$73,815	\$74,838	\$76,376
Average House Value	\$273,659	\$228,568	\$222,876

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

223 North Main Street | Williston, FL 32696



MAKAYLA RICHARDSON

Commercial Associate

makayla@bosshardtrealty.com

Direct: **352.256.7532**

FL #SL3598503

PROFESSIONAL BACKGROUND

Makayla Richardson is a Commercial Associate with Bosshardt Commercial & Land Division, specializing in retail, industrial, land, and investment opportunities throughout North Florida.

Makayla takes a forward-thinking, relationship-driven approach to commercial real estate, working with business owners, landlords, investors, and developers to identify opportunities, structure deals, and create long-term value. Her experience spans leasing, acquisitions, investment sales, development sites, and owner-user properties, giving her a well-rounded perspective across multiple asset classes.

EDUCATION

Associate's Degree in Economics, Santa Fe College
ICSC Creator

MEMBERSHIPS

GACAR - Realtor Association
ICSC Member
Public Notary

Bosshardt Realty Services

5542 NW 43rd Street,
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE WITH MONUMENT SIGNAGE

223 North Main Street | Williston, FL 32696



DARYUS BOYD

Commercial Associate

daryusboyd@bosshardtrealty.com

Direct: 352.514.1129 | Cell: 352.514.1129

FL #SL3648942

PROFESSIONAL BACKGROUND

Daryus Boyd is a Commercial Real Estate Advisor with Bosshardt Realty Services' Commercial & Land Division, focused on advising investors, developers, and property owners on commercial investment opportunities and strategic real estate assets when aligned with long-term objectives in Florida. He brings a disciplined, market-driven approach informed by active transaction involvement and collaboration with experienced commercial professionals.

He is actively involved in the acquisition and disposition of commercial properties, providing guidance on site evaluation, market positioning, underwriting considerations, and transaction execution. Daryus' experience includes working with commercial investments, development-ready land, and infill commercial assets across a variety of Florida markets.

Daryus approaches each assignment with a strong emphasis on market fundamentals, asset quality, tenant strength, and long-term viability. He works closely with clients to evaluate zoning and entitlement considerations, assess risk, and position assets for durable performance and clear exit strategies.

Known for his professionalism, responsiveness, and transparent communication, Daryus is committed to representing clients with integrity at every stage of the transaction. His focus is on delivering clear guidance, disciplined execution, and long-term value for the clients he serves.

Bosshardt Realty Services

5542 NW 43rd Street,
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Makayla Richardson

Commercial Associate
352.256.7532

makayla@bosshardtrealty.com



Daryus Boyd

Commercial Associate
352.514.1129

daryusboyd@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION